

CA30NHWQ60

79H51

HAMILTON PUBLIC LIBRARY



3 2022 21293007 3

RB/MUN

L H O M E S I D E
B A C K G R O U N D
R E P O R T

1

1890
1891
1892
1893
1894
1895
1896
1897
1898
1899
1900

October 9, 1979

HOMESIDE BACKGROUND REPORT

CONTENTS

INTRODUCTION

EXISTING LAND USE

- Residential
- Commercial
- Institutional
- Industrial, Storage and Warehousing
- Transportation, Communication, Utilities & Parking
- Parks, Open Space

STREETS AND SIDEWALKS

TRAFFIC AND TRANSIT

POPULATION

Tables


- Table 1 - Homeside Neighbourhood - Land Uses (1977)
- Table 2 - Uses in Industrial Area - Zoned 'K'
- Table 3 - Population - 1978 Assessment

Maps

- Locational Map
- General Land Use
- Dates of Registered Plans of Subdivision
- Commercial Uses in the Interior of the Neighbourhood
- Institutional Uses
- Road Conditions
- Traffic Volumes (24 hour)
- Bus Routes
- Traffic and Parking

Charts

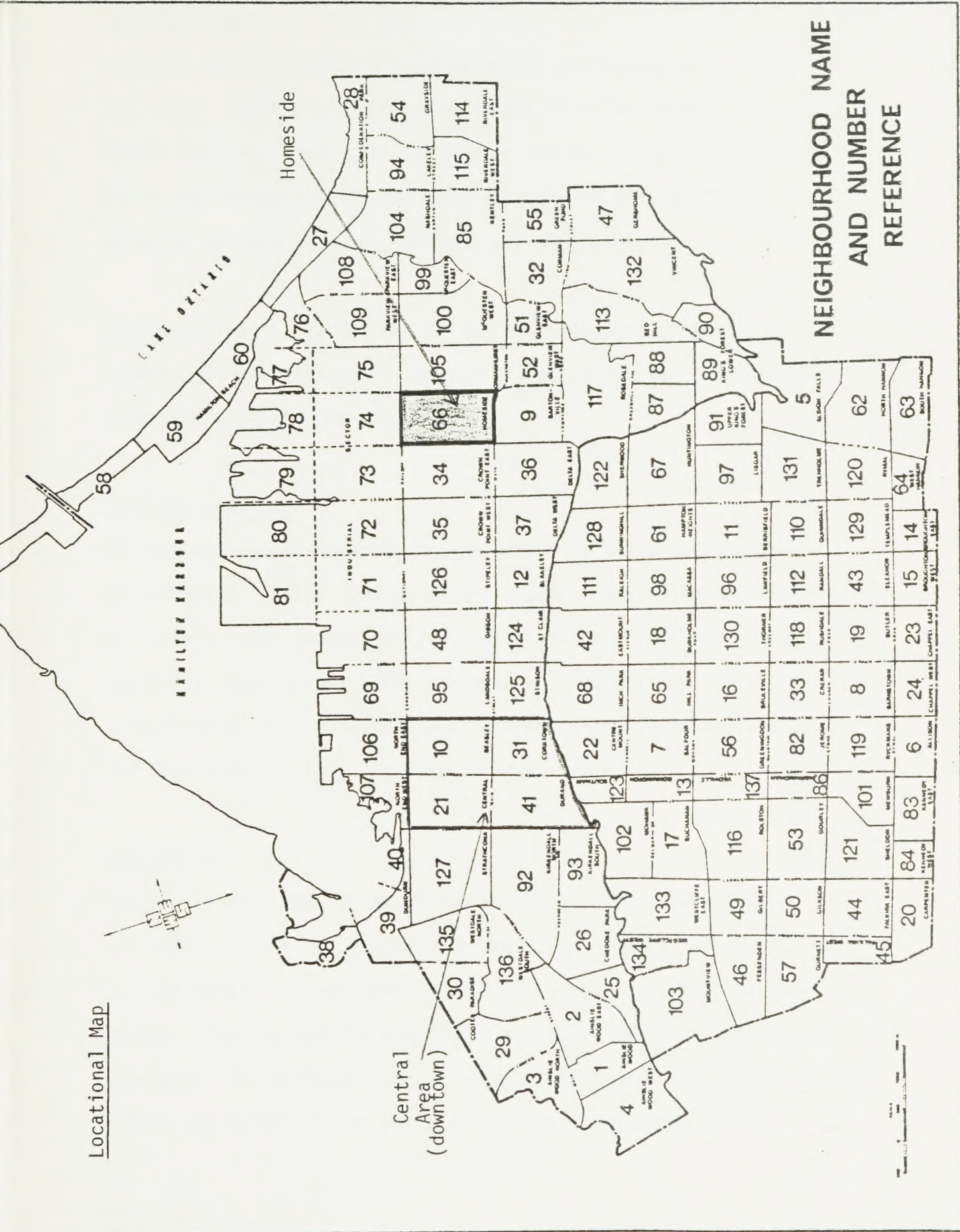
- Population Trends (by number) - 2 charts
- Population Trends (by percentage) - 2 charts



Digitized by the Internet Archive
in 2023 with funding from
Hamilton Public Library

<https://archive.org/details/homesidebackgrou00unse>

Locational Map



NEIGHBOURHOOD NAME
AND NUMBER
REFERENCE

Central
Area
(downtown)

Homeside

HAMILTON HARBOUR

Lake Ontario



INTRODUCTION:

Homeside Neighbourhood is located in the northeastern sector of the City. It is bounded by Main Street East, Kenilworth Avenue North, the C.N. Tracks and Strathearn Avenue. The year of the first registered plan is 1903 and the bulk of the settlement occurred between that year and the mid 1920's.

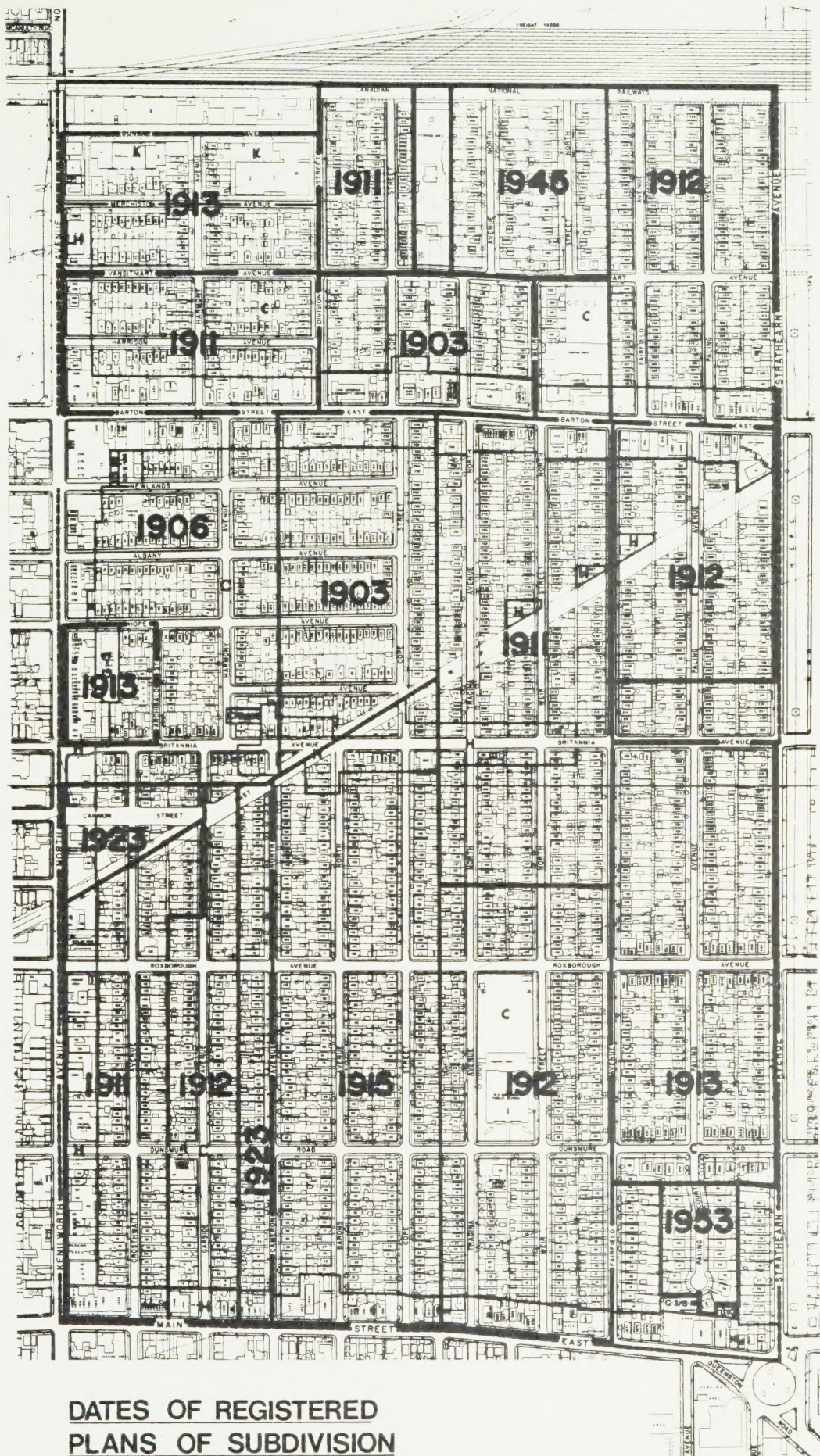
Residential uses predominate in the neighbourhood, followed by Commercial, Institutional, Industrial, Utilities and Transportation, and Parks and Open Space.

EXISTING LAND USE

The net acreage of Homeside Neighbourhood is 187.4 acres (about 76 hectares). Gross acreage is 281.4 acres (about 114 hectares). Residential uses predominate, occupying 82.9% of the area. The Commercial uses occupy 9.6%, followed by Institutional (4.2%), Industrial (1.4%), Utilities and Transportation (1.4%) and Parks and Open Space (0.5%). (please refer to Table 1).

RESIDENTIAL

Table 1 reveals that 80.9% of the total residential acreage is low density; that is, single, two family or triplex. There is 1.1% in high density or apartments and 0.6% in medium-density or town-houses. The low density housing is generally homogeneously spread throughout the neighbourhood. Two major east-west streets, Britannia Avenue and Barton Street East, divide the neighbourhood into 3



DATES OF REGISTERED PLANS OF SUBDIVISION

residential areas:

- 1) between Barton Street East and C.N. Tracks
- 2) between Britannia Avenue and Barton Street East
- 3) between Main Street East and Britannia Avenue

The residential area north of Barton Street East is interspersed with some industrial uses, most of which are concentrated in the north-west corner. The residential area south of Britannia Avenue is interspersed with small commercial uses located on Britannia Avenue and Roxborough Avenue. The medium density units consist of a few attached housing units located in the north end of the neighbourhood. The high density units are concentrated in small apartment buildings on Barton Street East.

The housing composition in Homeside compared with the City (for low, medium and high density categories only) is as follows:

<u>UNIT TYPE</u>	<u>HAMILTON</u>		<u>HOMESIDE</u>	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
Total Units	119907	100	2701	100
Low Density	69538	57.99	2403	88.96
Medium Density	10448	8.71	38	1.41
High Density	32484	27.09	92	3.40

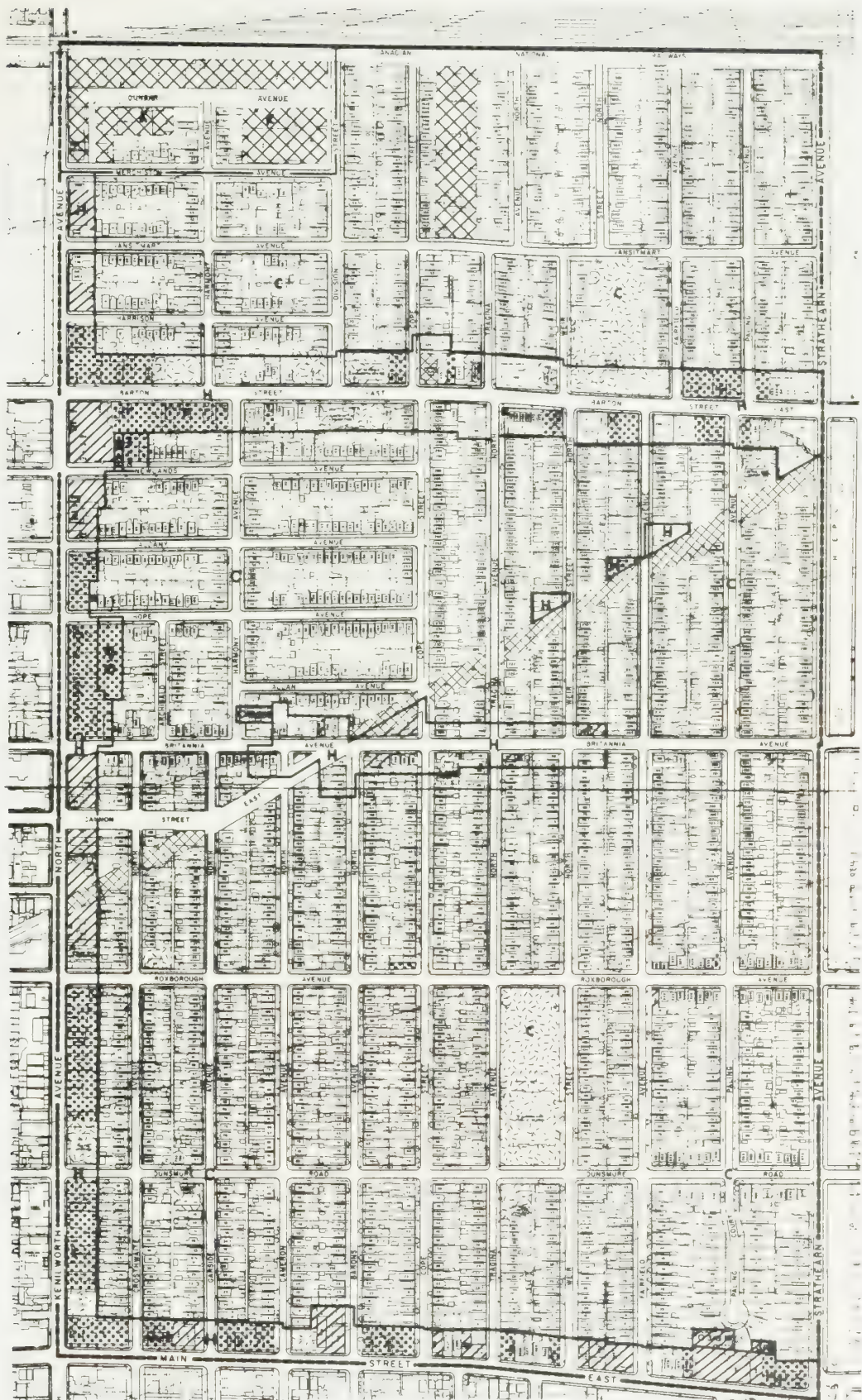
NOTE:- 1977 Assessment

Compared to the City, Homeside has a very high percentage of low-density housing units and a low percentage of medium and high-density units. The majority of the dwelling units are well constructed and well maintained. South of Britannia Avenue, homes constructed of brick predominate; whereas north of Britannia Avenue, other exterior construction materials such as insulbrick, stucco and panelling are predominant.

TABLE 1

HOMESIDE NEIGHBOURHOOD - LAND USES (1977)

	No. of Acres	%
RESIDENTIAL	155.5	82.9
Low Density	151.7	80.9
Medium Density	1.3	0.6
High Density	2.0	1.1
Boarding and Lodging House	0.5	0.3
PARKS/OPEN SPACE	1.0	0.5
INSTITUTIONAL	7.8	4.2
COMMERCIAL - Offices and Retail Products and Services	17.9	9.6
INDUSTRY	2.0	1.1
STORAGE AND WAREHOUSING	0.6	0.3
TRANSPORTATION, COMMUNICATION, UTILITIES AND PARKING	2.6	1.4
TOTAL	187.4	100.0



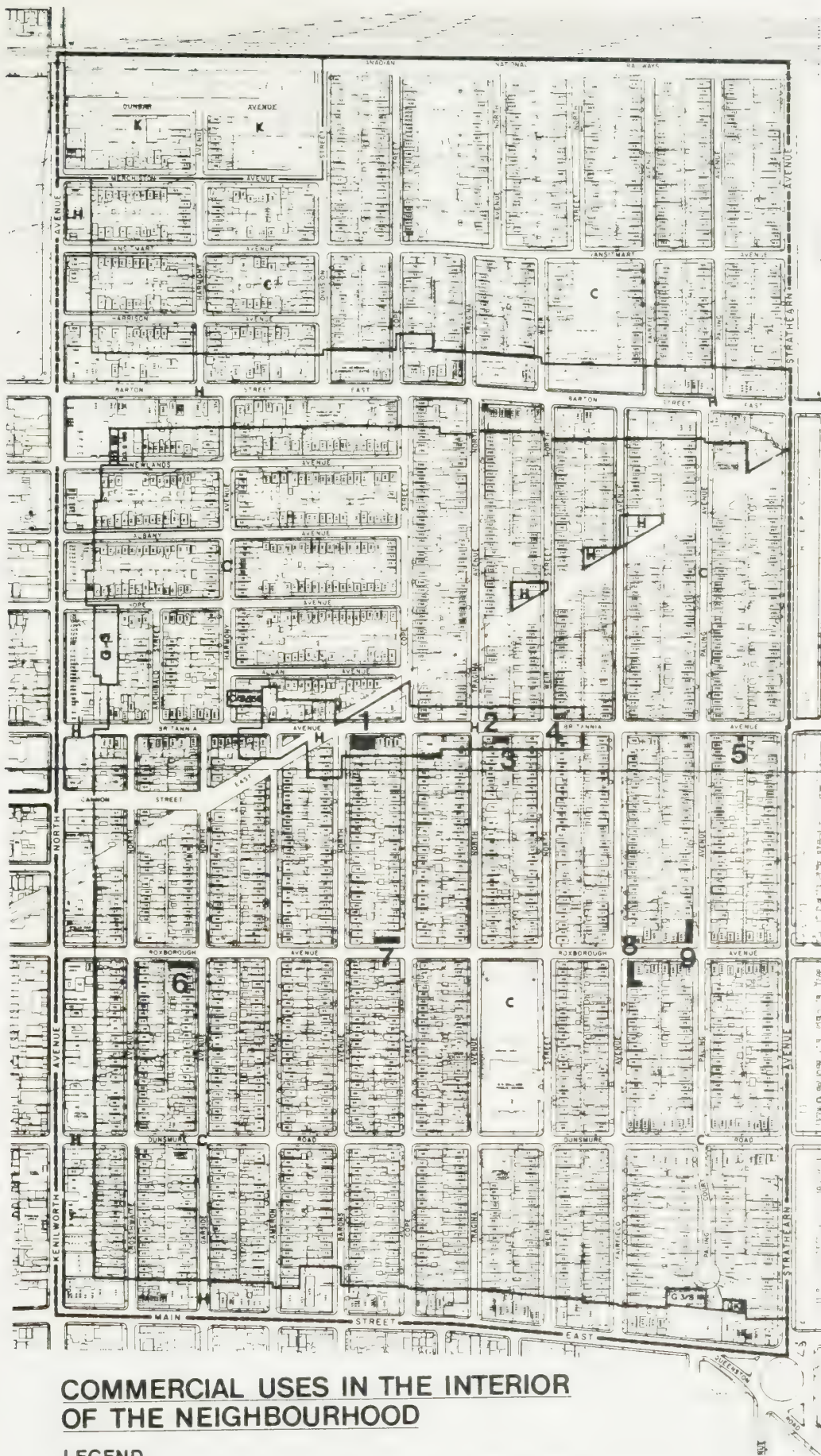
GENERAL LAND USE

LEGEND

-  Residential
-  Commercial & Residential
-  Commercial
-  Civic & Institutional
-  Industrial
-  Utilities

COMMERCIAL

The Commercial uses occupy almost 10% of the land area or 17.9 acres (7.2 hectares). There are a few commercial uses located in the interior of the neighbourhood along Britannia Avenue and Roxborough Avenue. These consist of 6 neighbourhood convenience stores, a beauty salon, a clothes cleaning establishment and the office of a home heat oil company. The remaining commercial uses are located on Main Street East, Kenilworth Avenue North and Barton Street East. A number of uses are present on these streets ranging from small neighbourhood variety stores to larger retail outlets. The Centre Mall, which is located at the north-west corner of Barton Street and Kenilworth Avenue, is easily accessible to Homeside residents. The abundant supply of commercial uses prompted many respondents of the neighbourhood questionnaire to list 'shopping convenience' as a primary advantage of the area.



COMMERCIAL USES IN THE INTERIOR OF THE NEIGHBOURHOOD

LEGEND

- | | |
|-------------------------------------|-------------------------------|
| 1 Britannia Grocery & Variety | 6 Garside Variety |
| 2 Pomfret Service Centre (Cleaning) | 7 Chatelaine's Corner Store |
| 3 Myrna's Beauty Salon | 8 Home Heating Oil Co. Office |
| 4 Clara's Variety | 9 TNT Variety |
| 5 Maki Grocery | |

INSTITUTIONAL

The Institutional uses in Homeside cover 4.2% of the area or 7.8 acres (about 3 hectares). There are two schools in the neighbourhood; Fairfield Public and W.H. Ballard Public.

<u>SCHOOL</u>	<u>GRADES</u>	<u>CAPACITY</u>	<u>ENROLMENT (Sept/79)</u>
Fairfield	Jr. K - Gr. 5	297	205
W.H. Ballard	K - Gr. 8	986	747

W.H. Ballard is used during the evenings by: (1) the John Howard Society (5 evenings a week, 3 in the gym) (2) a group of Stelco workers (2 evenings a week in the gym). Fairfield school is used during the evening by a scout group. During the day, 2 days a week, there are classes for women to learn English (nursery for children provided).

Children in the Separate School System attend Holy Family School which is on the boundary of the neighbourhood on Kenilworth Avenue at Cannon.

<u>SCHOOL</u>	<u>GRADES</u>	<u>CAPACITY</u>	<u>ENROLMENT (Sept/79)</u>
Holy Family	K - Gr. 8	734	507

There are 8 churches in the neighbourhood which provide a variety of programs for different age groups e.g. Brownies, C.G.I.T., Cubs, Scouts, Senior Citizens groups, Alcoholics Anonymous. There are neighbourhood people in these groups but generally the participants are drawn from an area outside the neighbourhood as well.

Daycare facilities are available at Garside Gospel Church and Lucky Day Nursery.

The list of institutions follows:

HOMESIDE NEIGHBOURHOOD - INSTITUTIONAL USES

Schools

Fairfield Public

W.H. Ballard Public

Churches

Bethel Baptist

Church of the Assumption - Catholic

Fairfield United

Garside Gospel

Kingdom Hall - Jehovah's Witnesses

St. Alban's the Martyr - Anglican

St. Paul's United

Serbian Eastern Orthodox

Other

Area Social Club

Canadian Serbian Community Centre

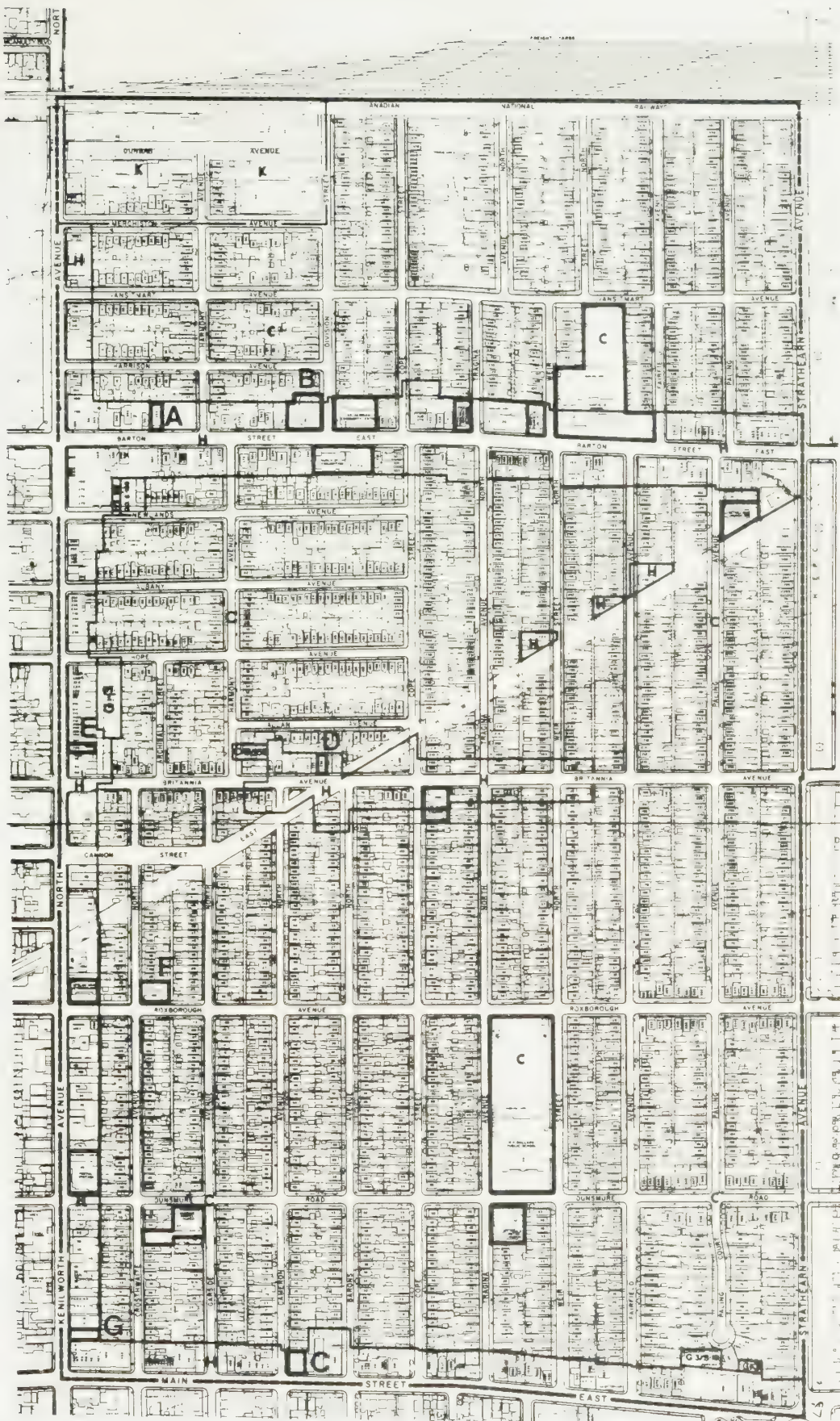
Croatian National Sports Club of Hamilton Inc.

Hamilton Veterans Services League

Royal Hamilton Light Infantry Veterans Association

Serbian League of Canada

Stelco War Veterans League



INSTITUTIONAL USES

NOTE: Institutions not on map by name

- A Royal Hamilton Light Infantry Veterans Assoc.
- B Serbian Eastern Orthodox Church
- C Hamilton Veterans Services League
- D Serbian League of Canada
- E Croatian National Sports Club

- F Daycare
- G Area Social Club

INDUSTRIAL STORAGE AND WAREHOUSING

Industrial uses occupy a small portion of the neighbourhood - 1.4% or 2.6 acres (about 1 hectare). These uses are concentrated in the northwest corner of the neighbourhood in an area bounded by Merchitson Avenue, Division Street, the C.N. Tracks and Kenilworth Avenue North. There is one major industrial use, Kemp Construction Company, located just outside this area on Vansitmart Avenue. The companies located in the area are small and range in use from prestige industrial (Propak Limited) to heavy industry (Hammant Car & Engineering).

Address	Company	Product	Land Use Map Category	Industrial Zoning
1 Dunbar Ave.	Hay Battery Co. Ltd.	Lift Truck Industrial Batteries -Sales and Services	Light Industry	JJ
2-4 Dunbar Ave.	Studio Two	Advertising Photography	General Industry	JJ
5 Dunbar Ave.	Toledo Scale	Scale Sales and Service	Com.-Retail	JJ
6 Dunbar Ave.	Sunshine Bread Co. Ltd.	Bakery	Light Industry	J
21 Dunbar Ave.	Buffalo Brake Beam Co.	Manufacturer of brake beams and parts, disc brakes	Light Industry	J
24-29 Dunbar Ave.	Hamman Car and Engineering	Manufacturer of industrial & Mining cars, trucks and cranes	Heavy Industry	K
43 Dunbar Ave.	Bosanac Heating and Electric Co.	Heating Service	General Industry	JJ
43½ Dunbar Ave.	H. H. and K. Auto Works	Auto Body Repair	Ind.-Specialist Auto Repairs	JJ
45 Dunbar Ave.	Beamer Trucking	Transport Company Office & Depot	General Industry	JJ
5 Merchiston St.	Industrial Tool & Equipment	Equipment Sales & Rentals	Com.-Retail	JJ

Address	Company	Product	Land Use	
			Map Category	Industrial Zoning
85 Division St. (77 Merchiston St.)	Propak Ltd.	Manufacturer of Corrigated Containers	Light Industry	JJ
85 Division St.	Warnock Hersey Professional Services	Professional Inspection Office & Depot	General Industry	JJ
121 Vansitmart Ave.	Kemp Construction Co. Ltd.	Office and Yard	Office and Storage Yard	JJ

TRANSPORTATION COMMUNICATION UTILITIES AND PARKING

These uses occupy 1.4% or 2.6 acres (about 1 hectare) of the land area. Most of this area is the water pipeline right-of-way.

There are a few parking lots along Main Street East and Kenilworth Avenue North. The largest, with space for about 57 cars, is located behind stores on Kenilworth Avenue North at Hope Street. There are 2 small hydro sub stations in the neighbourhood: 1 at Cope and Barton

1 on Kenilworth Avenue North near Cannon Street

PARKS, OPEN SPACE:

There is a small amount of land devoted to recreational/open space uses - 0.5% or 1 acre (0.4 hectare). The open space areas are located at the 2 schools and along the water pipeline right-of-way which diagonally cuts across the neighbourhood. None of these areas offer well developed recreation facilities.

STREETS AND SIDEWALKS

Generally speaking, the streets and sidewalks are in good condition although the streets and sidewalks south of Britannia Avenue are in better condition than those to the north.

The 1980 Preliminary Reconstruction Program lists the following improvements in Homeside:

Cope Street from Barton to Britannia	- road and sidewalk reconstruction, 2 foot widening on each side
--------------------------------------	--

Harmony Avenue from Barton to Britannia	same as above
---	---------------

TRAFFIC AND TRANSIT

There are 3 arterial roads in Homeside Neighbourhood:

<u>ROAD</u>	<u>HIGHEST 24 HR. VOLUME*</u>
Barton Street	10,000
Kenilworth Avenue North	11,290
Main Street East	14,270

Cannon Street terminates in the neighbourhood and traffic flows on to or off Britannia Avenue. The highest traffic volume on this street, which cuts the neighbourhood in half, is 6,100*. Vansitmart Avenue, a residential street in the northern sector, has a high traffic volume of 3,170*. This is possibly due to traffic generated by the businesses in the Dunbar Street area as well as shift workers, from industries to the north of the tracks, who wish to avoid congestion at Barton and Kenilworth. Transit service is provided by buses running on 6 routes:

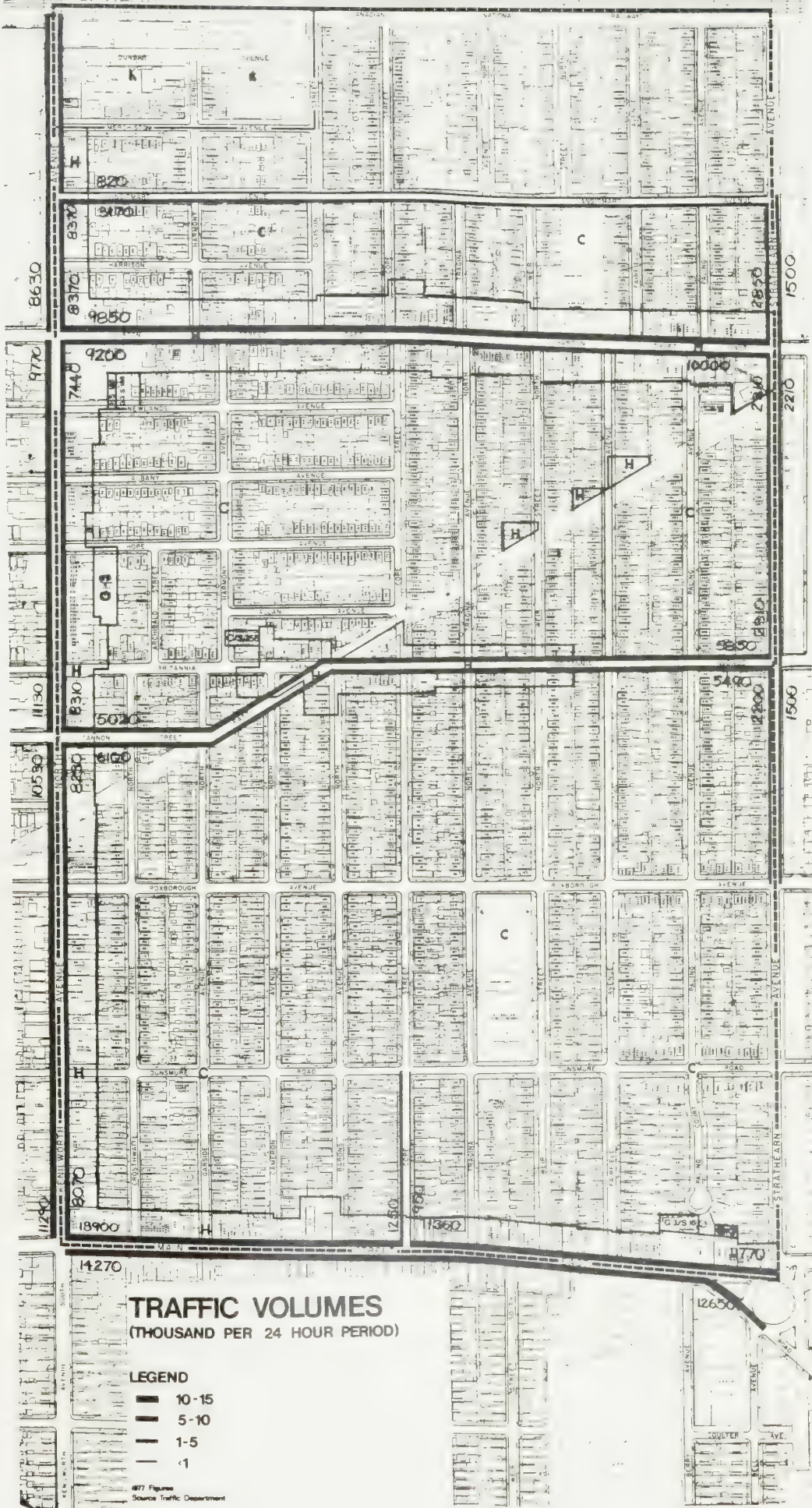
Barton	Burlington
Bayfront	Cannon
Beach	King (see bus routes map)

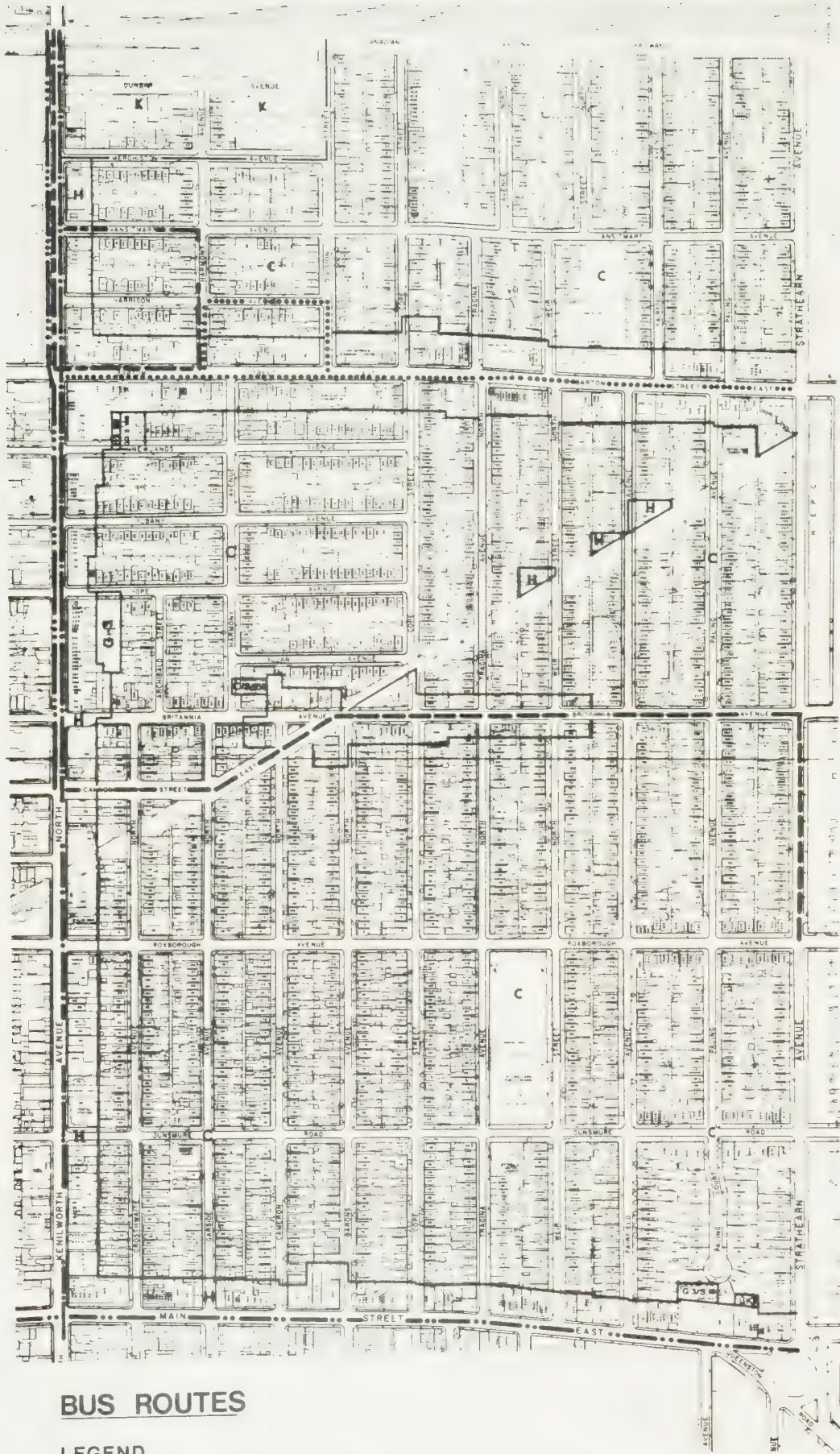
All residents are relatively close to bus service and according to response to the neighbourhood questionnaire, residents feel transit service is adequate.

Barons Avenue North, from Britannia south to Roxborough Avenue is the only one-way street in the neighbourhood. Traffic signals are located at the following locations:

Kenilworth and Barton	Cope and Barton
Kenilworth and Britannia	Cope and Main
Kenilworth and Cannon	Strathearn and Barton
Kenilworth and Main	Strathearn and Britannia

NOTE:- * see Traffic Volumes Map

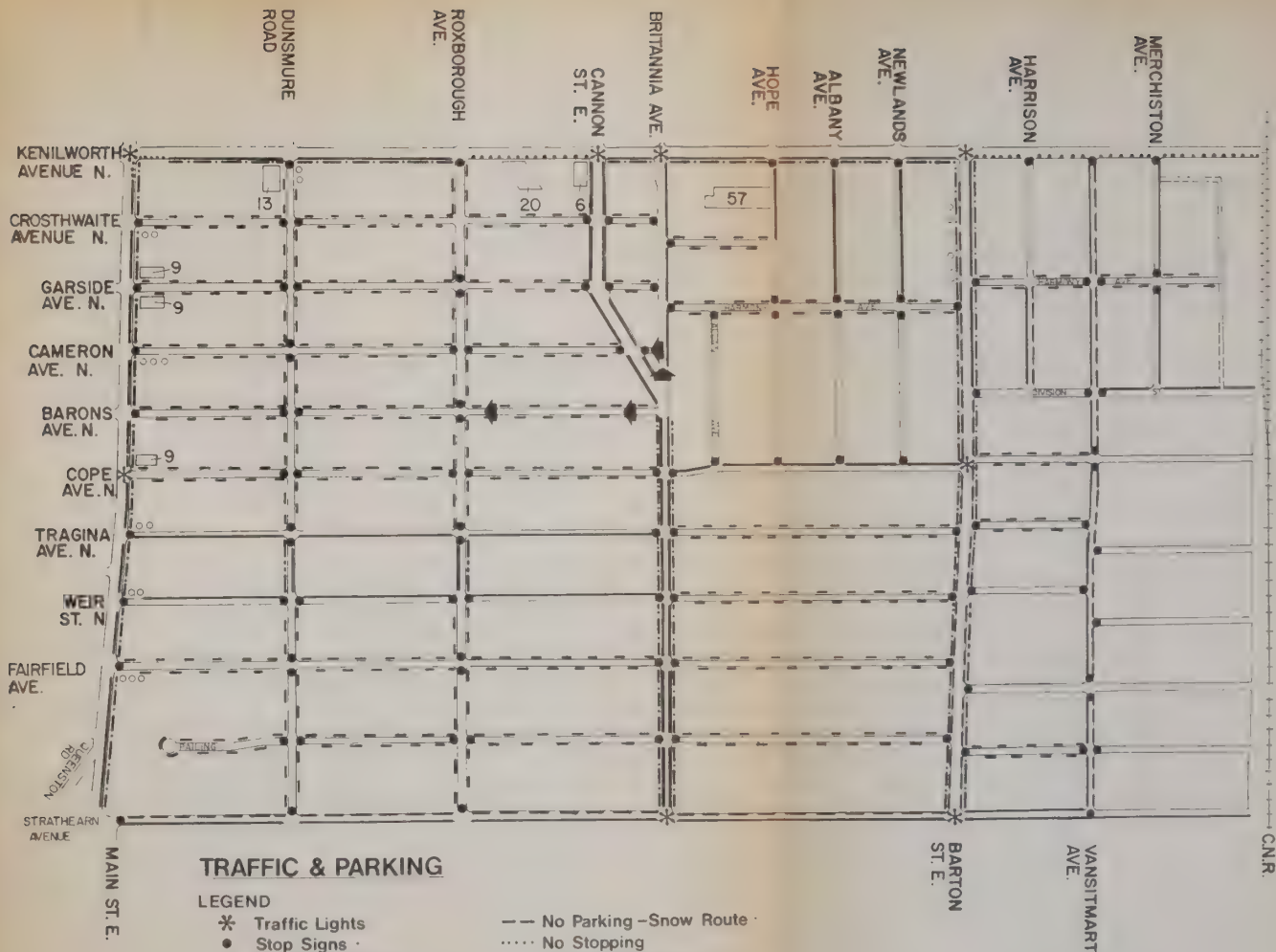




BUS ROUTES

LEGEND

- | | |
|----------------|----------------|
| —•—•— Bayfront | — Beach |
| —•—•— King | —•— Burlington |
| —•—•— Cannon | —•—•— Barton |



POPULATION

Between 1974 and 1978 the Homeside population has decreased 7.5% from 7,541 to 6,976. During the same period, the population of Hamilton has decreased 0.3%. The decrease in lower City neighbourhoods has been prevalent throughout the City and has been balanced by an increase in the population of neighbourhoods on the mountain.

Aside from a very slight increase in the 19 to 25 age group, (increase of 5) all other age groups in Homeside have decreased in number between 1974 and 1978. The largest decreases were in the 41 to 64 and 5 to 13 age groups respectively (41 to 64 down 251; 5 to 13 down 221).

The 41 to 64 age group has the largest percentage of the neighbourhood population (26.5%) and the 0 to 4 age group has the smallest percentage (5.9%). The percentage breakdown for Homeside closely resembles the breakdown for the City in all age categories shown on Table 2. The largest discrepancy is in the over 64 age group where the Homeside percentage is 4.8% higher. This age group has experienced the largest percentage increase (1.5%) in Homeside between 1974 and 1978 (see population charts).

TABLE 3POPULATION - 1978 ASSESSMENT

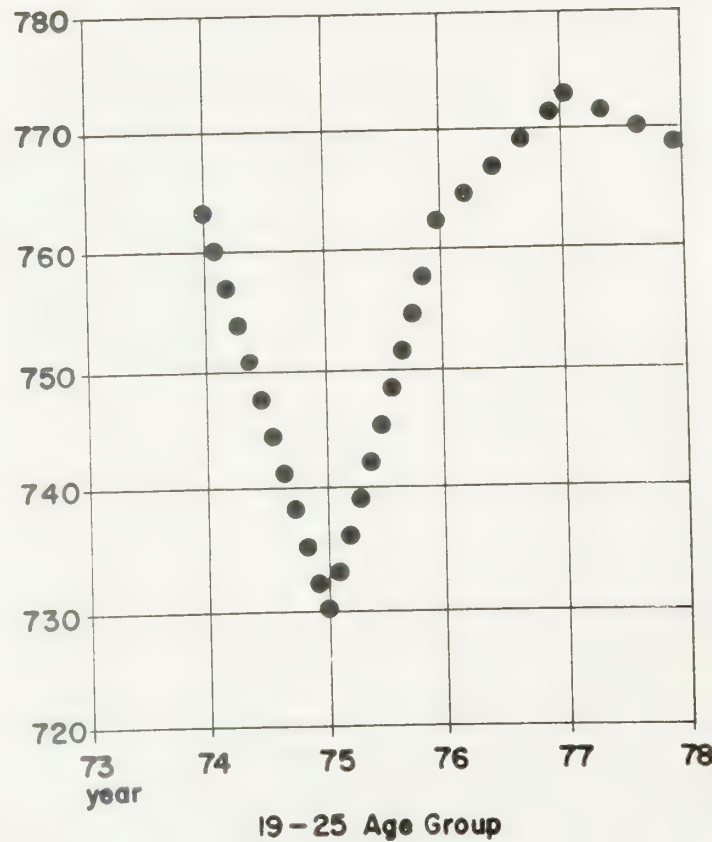
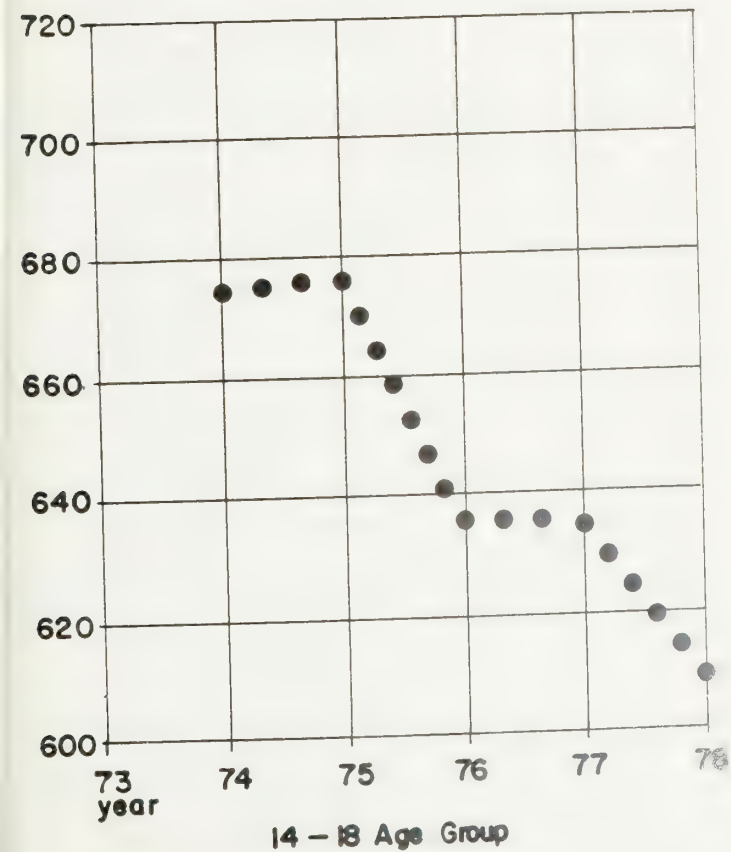
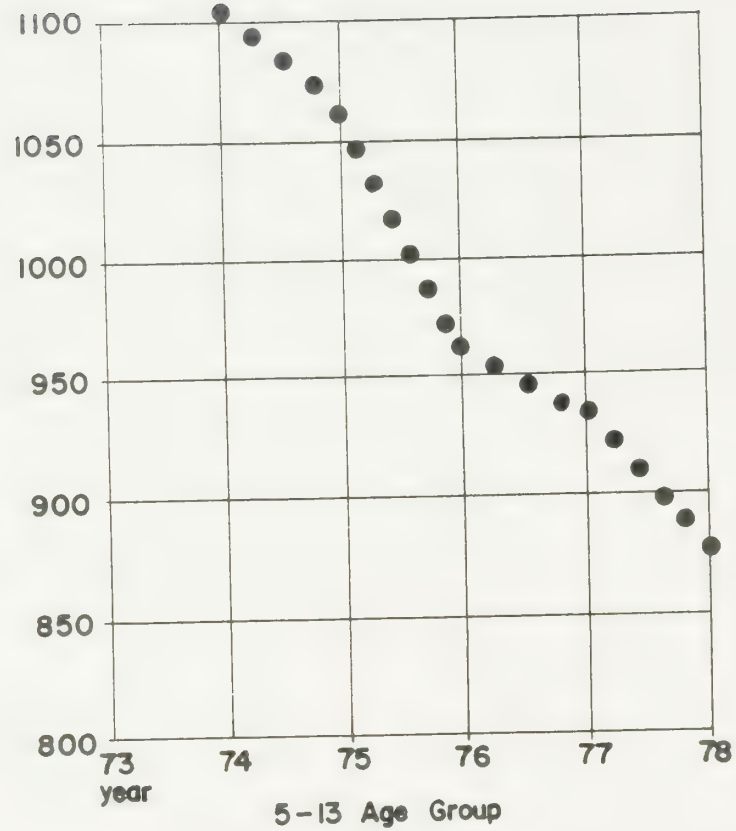
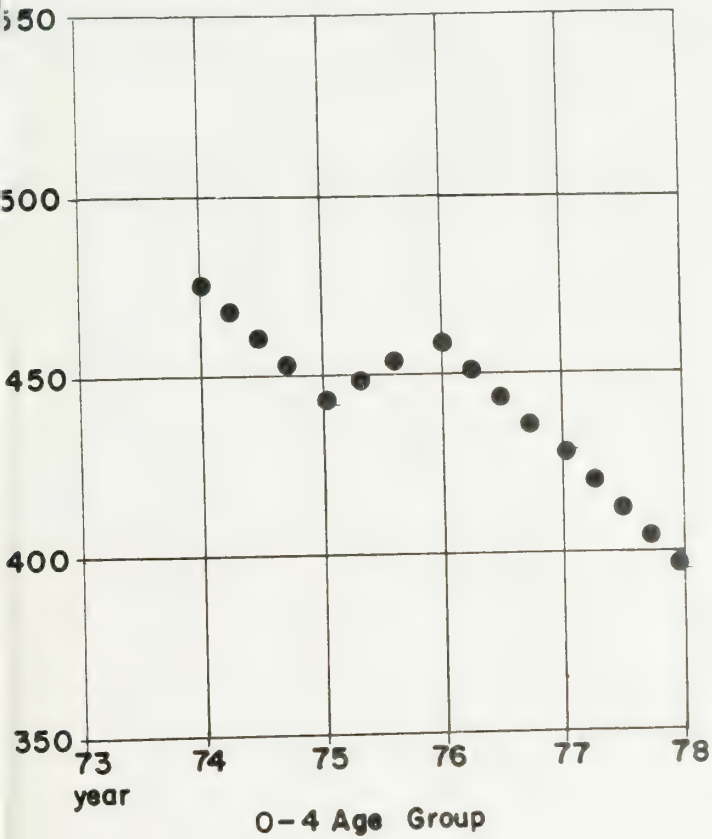
<u>Age Group</u>	<u>HOMESIDE</u>		<u>HAMILTON</u>	
	<u>Number</u>	<u>Percentage</u>	<u>Number</u>	<u>Percentage</u>
0 - 4	395	5.9	17684	5.9
5 - 13	884	13.2	39966	13.4
14 - 18	607	9.1	28132	9.4
19 - 25	768	11.5	41718	13.9
26 - 40	1257	18.8	60370	20.2
41 - 64	1769	26.5	77963	26.0
over 64	1001	15.0	33465	11.2
unknown	<u>295</u>		<u>8284</u>	
	6976		307582	

Population Trends

by age group as a number
of the total population for

Homeside Neighbourhood 1974 - 78

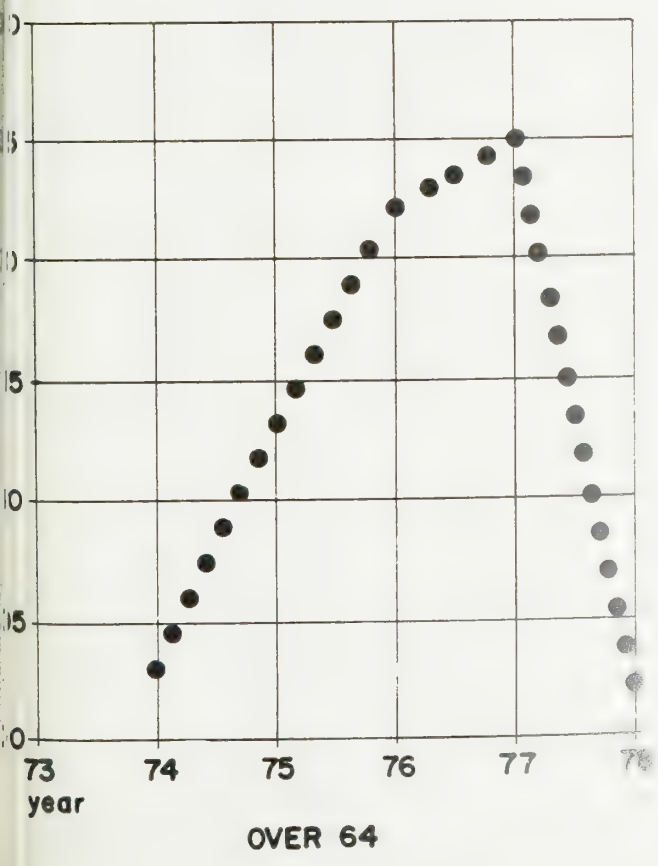
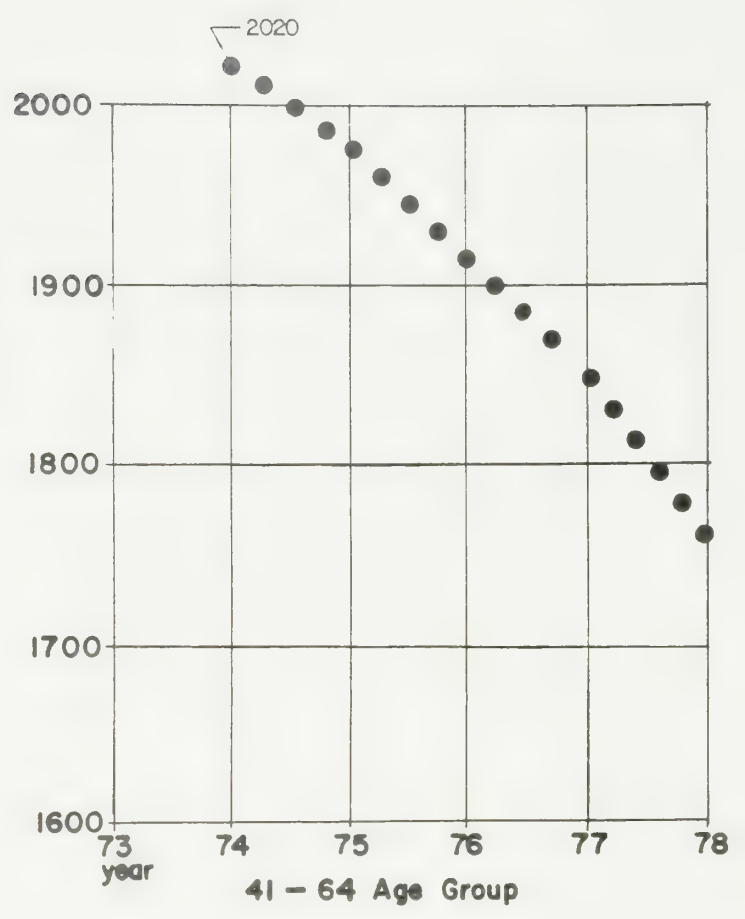
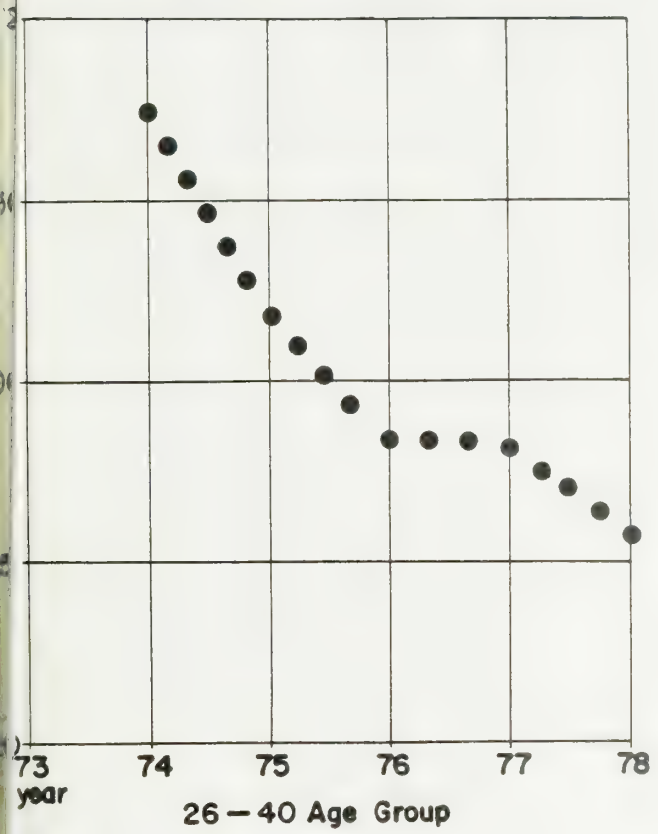
SOURCE: 1978 ASSESSMENT



Population Trends

by age group as a number
of the total population for
Homeside Neighbourhood
1974-78

SOURCE: 1978 ASSESSMENT



POPULATION BY YEAR
 1978 - 6,976
 1977 - 7,174
 1976 - 7,310
 1975 - 7,412
 1974 - 7,541

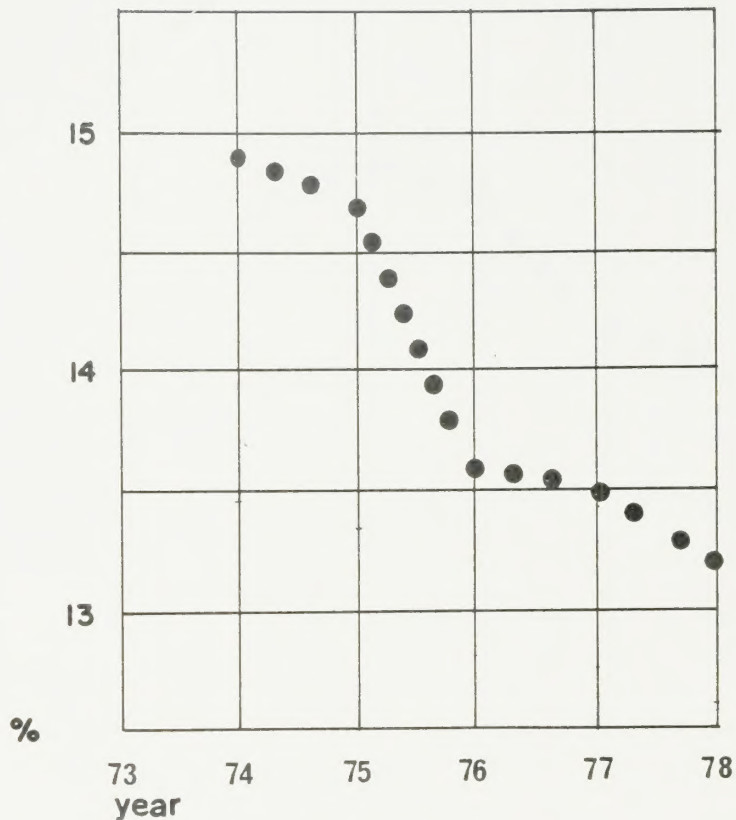
Population Trends

by age group as a percentage
of the total population for
Homeside Neighbourhood
1973-78

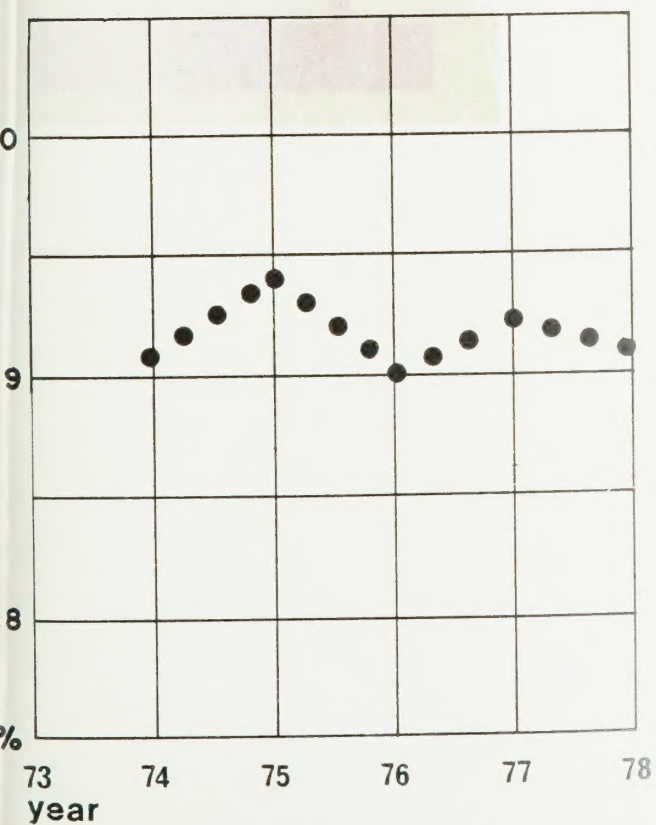
SOURCE: 1978 ASSESSMENT



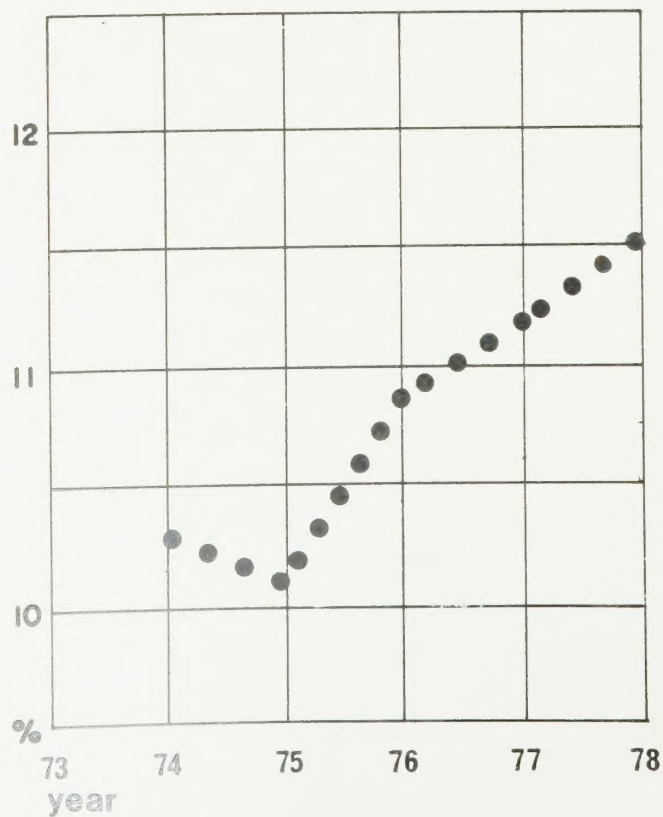
0-4 Age Group



5-13 Age Group



14-18 Age Group

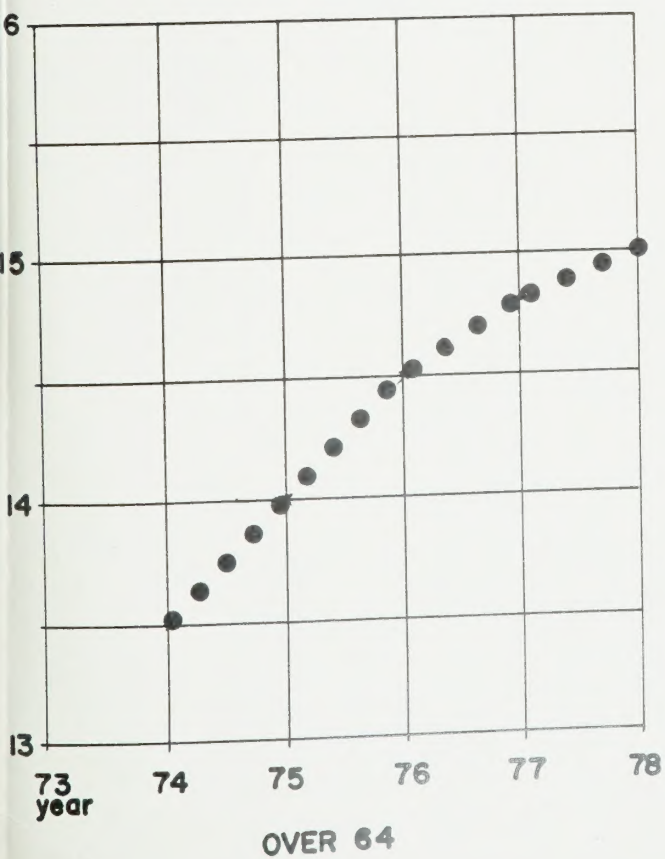
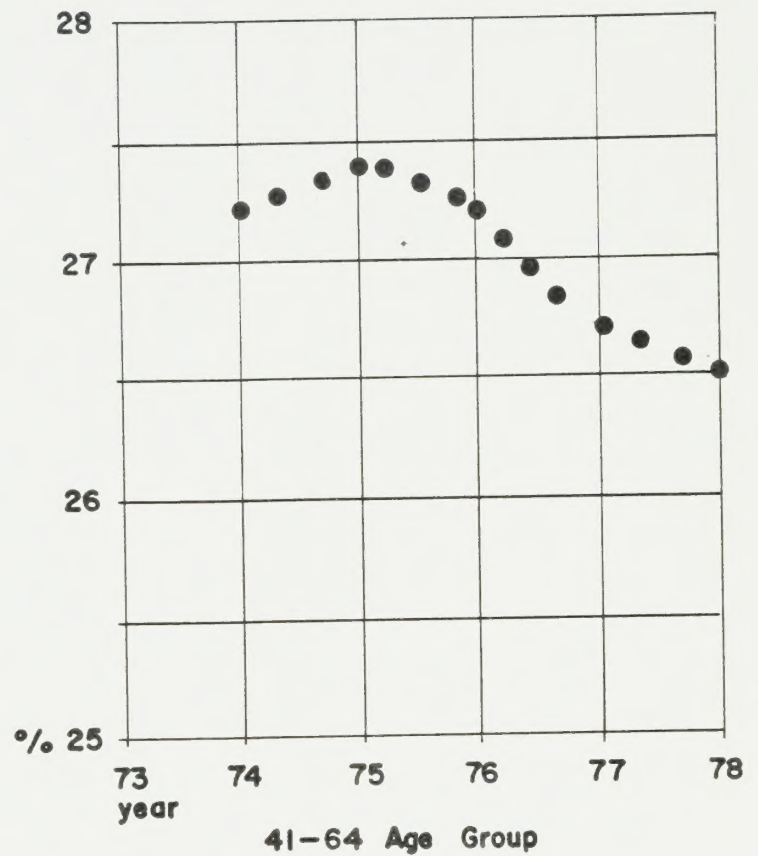
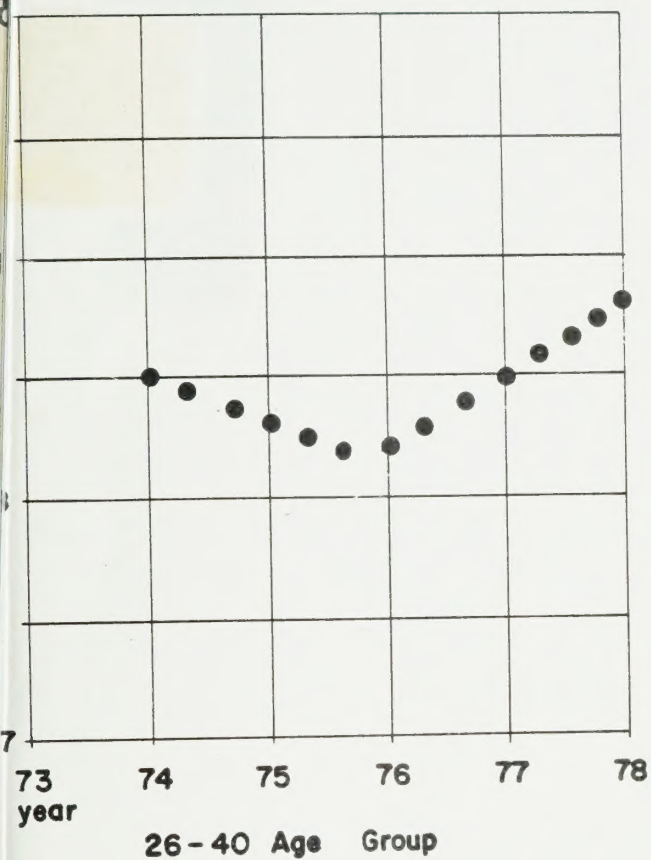


19-25 Age Group

Population Trends

by age group as a percentage
of the total population for
Homeside Neighbourhood
1973-78

SOURCE: 1978 ASSESSMENT



URBAN/MUNI